



CITY OF ST. MARYS, GEORGIA

May 9, 2013 at 5:00 p.m.

MINUTES

ST. MARYS INTRACOASTAL GATEWAY COMMITTEE MEETING MINUTES

- I. CALL TO ORDER at 5:00 pm by Mr. Gant
- II. ROLL CALL: *Mr. Jim Lomis, Mr. Jim Gant; Mr. Craig Root; Ms. Kay Westberry; Mrs. Mary Neff; Mr. Roger A. Weaver; Mr. Steve Crowell; and Mr. A. Jones, III* QUORUM: YES XX NO

Absent: *Mr. David Keating; Mr. Sidney Howell; Mr. John Morrissey; Mr. Phil Jones; and Mrs. Teddie Lockhart*

Guests: *Mr. Bob Nutter*
- III. APPROVAL OF MINUTES: *Review and approval of minutes of April 4, 2013 - Motion by Mr. Craig Root; Second by Mr. Roger Weaver. All were in favor. Motion to approve the agenda was made by Mr. Craig Root and second by Ms. Mary Neff. All were in favor.*
- IV. GRANTING AUDIENCE TO THE PUBLIC – AGENDA ITEMS ONLY –
Mr. Bob Nutter questioned the fact that the Maritime Heritage District was not listed as an item on the agenda and felt that this would be an integral part to the SMIG development. Mr. Jim Gant will have this item added to the next agenda.
- V. OLD BUSINESS:
 - A. Update on the Coastal Incentive Grant (CIG): *Mr. Weaver reported that work on the signage is still ongoing and the revised data from the Department of Natural Resources (DNR) has recently been received and he will be working with Dalton Signs to have these changes implemented. Project should be completed by September 30th per the grant and construction is currently well within those limits.*
 - B. Update on the Transportation Enhancement (TE) Grant: *Mr. Weaver reported that the consultant has completed all of the environmental issues and all items have come back no impact approved.*
 - C. Update on CIG Grant Request: *Mr. Weaver reported that this grant for the extension to the docks was not approved. The reason given was that there were a limited amount of funds and that several applications were received.*
 - D. Feasibility Study Status: *Mr. A. Jones, III reported that the study has been completed and at the last SMIG meeting Mr. Thomas O'Neill gave an overview of the report. Mr. A. Jones, III noted that the study is large and a link to view it is currently on the City website. Mr. A. Jones, III is currently reviewing the report to compare the incentives, state and local, to dollar amounts to determine what the city would be offering with these incentives.*

Mr. Jim Lomis entered the meeting.

Mr. Jim Gant noted that although the feasibility study has been completed and its main focus was on hotel construction, it should be the voice of the committee that a particular project has not yet been set for the site and as long as an idea is proposed that meets the five objectives set forth prior to by the committee it would be considered.



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VI. NEW BUSINESS:

- A. Enterprise Zone: *Mr. A. Jones, III distributed an informational sheet discussing this incentive and the benefit the creation of this item would have for the SMIG property and the rest of the city. An Enterprise Zone is a geographical area in a city that would offer the following to businesses locating there: city property tax exemption for up to 10 years, and anywhere from 100% tax exemption to 1% tax exemption and/ or abatement or reduction in certain fees. The area identified has to meet at least 3 of a list of criteria: pervasive poverty, underdevelopment, general distress, and general blight. The Planning Department will be creating a map to determine areas in the city that will meet these criteria. Once an area is identified, any new business starting in that zone and creating at least five jobs will be able to take advantage of this incentive. Motion was made by Mr. Jim Lomis for the SMIG committee to support the creation of an Enterprise Zone for the City of St. Marys to include the SMIG property. The motion was second by Mr. Craig Root. All were in favor.*
- B. St. Marys Intracoastal Gateway Project Management: *Mr. Jim Gant reported that he, Mr. Artie Jones, III and Mr. John Morrissey recently had a teleconference call with Mrs. Loretta Cockrum of the FORAM Group to determine the next steps for moving forward to attract a developer for the SMIG property. Mr. Jim Gant noted that Mrs. Cockrum is willing to perform as a project manager for the SMIG property and procure investors that may show interest in the property. Mrs. Cockrum is requesting approval from the committee as well as the city to act as this liaison. This service will be performed at no cost. If agreed Mrs. Cockrum would like to begin this service with an informational workshop to include the Councilmembers, St. Marys Downtown Development Authority (DDA) members and SMIG members.*
- C. City Council/Gateway Committee Workshop: *Mr. Craig Root made a motion for Mrs. Cockrum to address the Council, DDA and SMIG committee in regards to her role with the SMIG property. Motion was second by Mr. Jim Lomis. Mr. Craig Root questioned if this type presentation should be opened to other parties and specifically to former RFQ submitters. In response, any RFQ submitter or other responsible party would be welcome to present their proposal to develop the property. After discussion, the vote was approved unanimously.*

Mr. Craig Root left the meeting.

VII. REPORT OF SUB-COMMITTEES: NONE

VIII. GRANTING AUDIENCE TO THE PUBLIC—ANY ITEM RELATED TO THE SMIG MISSION: *Mr. Bob Nutter noted that after discussion he still agrees that even if a hotel is placed on the site there needs to be an alternate draw to get people in the area.*

IX. ADJOURNMENT: *was at 6:30 pm with a motion by Mr. Roger Weaver and second by Mr. Jim Lomis. All were in favor.*

NEXT MEETING WILL BE ANNOUNCED AT A LATER DATE

Destiny is not a matter of chance, it is a matter of choice; it is not a thing to be waited for, it is a thing to be achieved.
William Jennings Bryan quoted at the Council presentation on June 14, 2010 regarding the 100 Ready Street Project